

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Grantees Address:

Debra C. Abbott and Larry S. Abbott
146 Reese Drive
Alabaster, Alabama 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

) **WARRANTY DEED**
) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Seventeen Thousand and No/100ths (\$117,000.00) Dollars, and other good and valuable consideration paid to the undersigned **SHARON JONES MINCE, a single woman** (herein referred to as "Grantor"), in hand paid by **DEBRA C. ABBOTT and LARRY S. ABBOTT, husband and wife**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all the Grantor's interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 15, according to the Map of Ironwood as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the year 2010 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

GRANTOR does for Grantor's and Grantor's heirs and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.


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Shelby Cnty Judge of Probate, AL
07/01/2010 09:09:31 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on this 18th day of June, 2010.

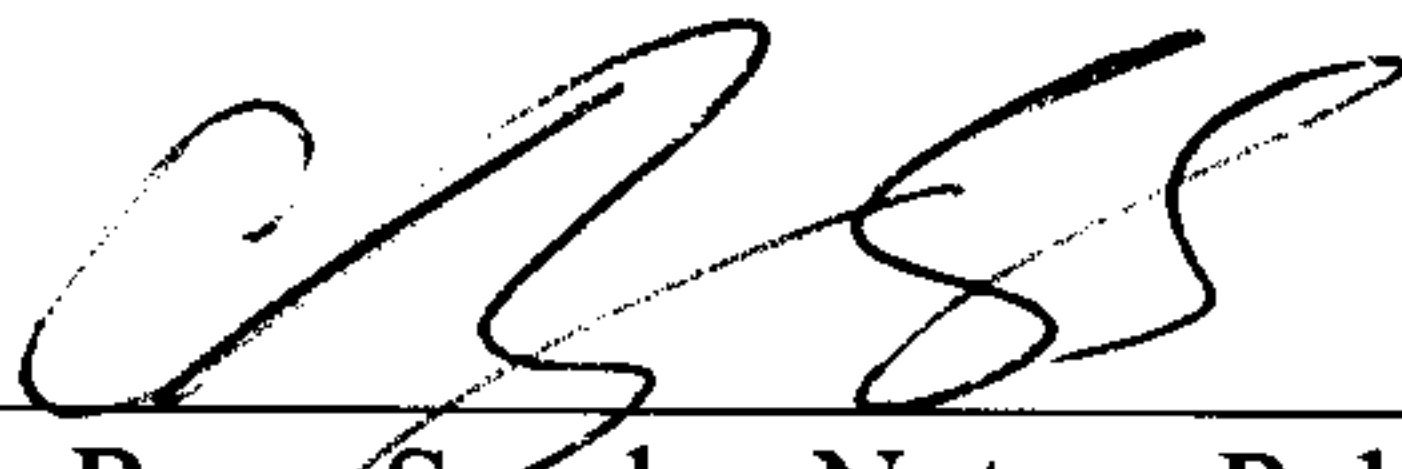

Sharon Jones Mince

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Sharon Jones Mince, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 18th day of June, 2010.

(SEAL)


C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011



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